162.0	0002	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	742,900	/	742,900
USE VALUE:	742,900	/	742,900
ASSESSED:	742,900	/	742,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAUZE JOSEPH &
Owner 2:	DIMATTIA MARIA PAULA
Owner 3:	
Street 1:	127 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ASSARIAN JEANETTE M/TRUSTEE -
Owner 2:	127 OAKLAND AVE TRUST -
Street 1:	127 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2076 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4592.000	352,500		390,400	742,900
Total Card	0.105	352,500		390,400	742,900
Total Parcel	0.105	352,500		390,400	742,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.85 | /Parcel: 357.85

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	108118
GIS Ref	
GIS Ref	
Insp Date	06/21/21

!12657!

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	352,500	0	4,592.	390,400	742,900		Year end	12/23/2021
2021	101	FV	324,400	0	4,592.	390,400	714,800		Year End Roll	12/10/2020
2020	101	FV	324,400	0	4,592.	390,400	714,800	714,800	Year End Roll	12/18/2019
2019	101	FV	246,300	0	4,592.	390,400	636,700	636,700	Year End Roll	1/3/2019
2018	101	FV	246,300	0	4,592.	345,800	592,100	592,100	Year End Roll	12/20/2017
2017	101	FV	246,300	0	4,592.	290,000	536,300	536,300	Year End Roll	1/3/2017
2016	101	FV	246,300	0	4,592.	290,000	536,300	536,300	Year End	1/4/2016
2015	101	FV	225,300	0	4,592.	251,000	476,300	476,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:20:27

LAST REV

Date	Time
06/21/21	14:37:46
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12657

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASSARIAN JEANET	64064-163		8/12/2014		540,000	No	No		
ASSARIAN VERNON	32370-272		2/15/2001	Family	99	No	No		
	11419-416		10/31/1967			No	No		N

USER DEFINED

Prior Id # 1:	108118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2021	261	Redo Kit	50,000	C				
9/22/2020	1145	Add Bath	20,000	O				
9/19/2014	1224	Redo Bas	14,350		9/19/2014			Finish basement.
2/28/2003	128	Re-Roof	3,900					

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2021	Measured		
6/9/2015	Permit Insp	PC	PHIL C
11/4/2008	Meas/Inspect	345	PATRIOT
12/6/1999	Meas/Inspect	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4592		Sq. Ft.	Site		0	70.	1.21	8									390,431						390,400	

Total AC/HA:	0.10542	Total SF/SM:	4592	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	390,431	Spl Credit		Total:	390,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.27499998
Const Adj.:	0.99841499
Adj $ / SQ:	178.217
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478890
Depreciation:	126427
Depreciated Total:	352463

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

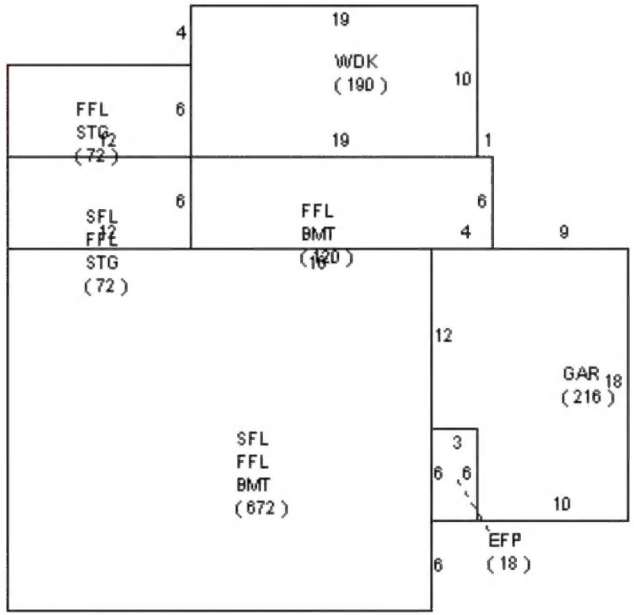
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.22
Special Features:	0	Val/Su Net:	115.95
Final Total:	352500	Val/Su SzAd	209.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	178.220	166,811
BMT	Basement	792	85.540	67,751
SFL	Second Floor	744	178.220	132,594
GAR	Garage	216	26.530	5,731
WDK	Deck	190	11.250	2,137
STG	Storage	144	7.380	1,062
EFP	Enclos Porch	18	72.480	1,305
	Net Sketched Area:	3,040	Total:	377,391
Size Ad	1680	Gross Area	3040	FinArea 2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

162.0-0002-0015.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	